



FOR SALE OR LEASE

17,326 SF INDUSTRIAL BUILDING

675 WEST SHORE ROAD | WARWICK, RI 02889



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 675 West Shore Road, Warwick RI for sale or lease. This 17,326 SF industrial building on 1 acre features 14' clear height, one dock, and one drive-in door. It is ideal for distribution, storage, or light manufacturing in a prime Warwick location.

PROPERTY HIGHLIGHTS

- 17,326 SF industrial building
- Proximity to T.F. Green International Airport (< 3 miles)
- Under 5 miles to Interstate 95
- Ideal for warehouse/distribution use
- Flexible layout for various business needs

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,595,000 |
| Lease Rate: | \$10.50 NNN |
| Lot size | 1 Acre |
| Building Size: | 17,326 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 449 | 1,231 | 3,822 |
| Total Population | 1,061 | 2,909 | 9,148 |
| Average HH Income | \$80,024 | \$87,909 | \$97,411 |

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\$1,595,000/\$10.50 NNN

BUILDING SPECIFICATIONS

| | |
|----------------|--------------|
| Building Size | 17,326 SF |
| Office Space | 1,360 SF |
| Warehouse | 15,966 SF |
| Ceiling Height | 14' |
| Docks | 1 @ 8' x 8' |
| Drives | 1 @ 10' x 8' |
| Year Built | 1950 |

MECHANICAL/UTILITIES

| | |
|---------------------|-------------------------|
| Power | 200A, 208/120V, 3 Phase |
| Heat | Gas |
| Air Conditioning | Office |
| Lighting | Fluorescent |
| Sprinklers | Wet |
| Water/Sewer Company | City |
| Electric Company | Rhode Island Energy |

LAND

| | |
|----------|------------------|
| Lot Size | 1 acre |
| Parking | 1.16/1000 SF |
| Zoning | V (Ind Model 96) |

TAXES

| | |
|----------------|-----------|
| Tax PSF | \$0.78 |
| Assessed Value | \$565,800 |
| Year Assessed | 2025 |
| Mill Rate | 23.99 |

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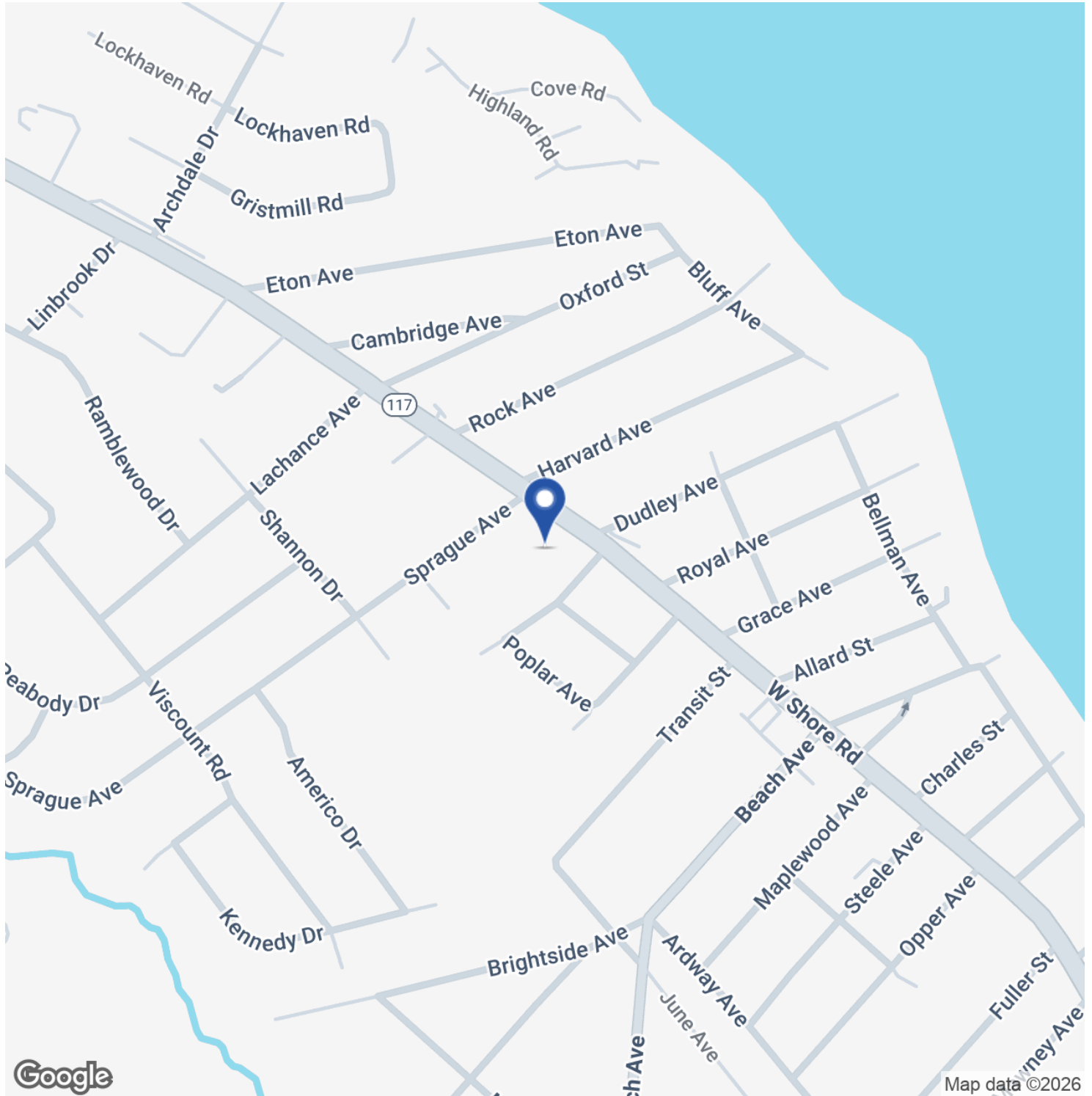
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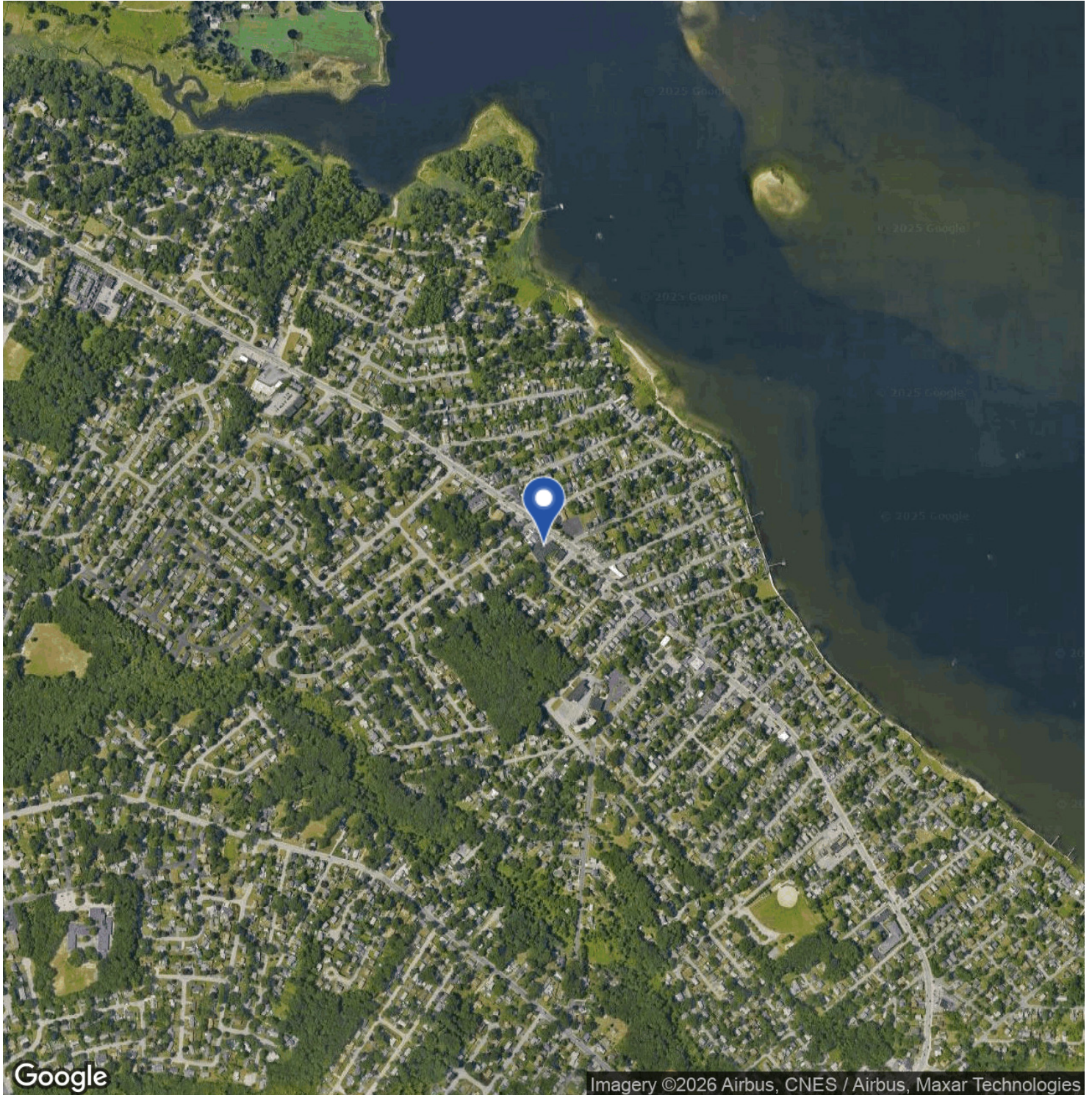
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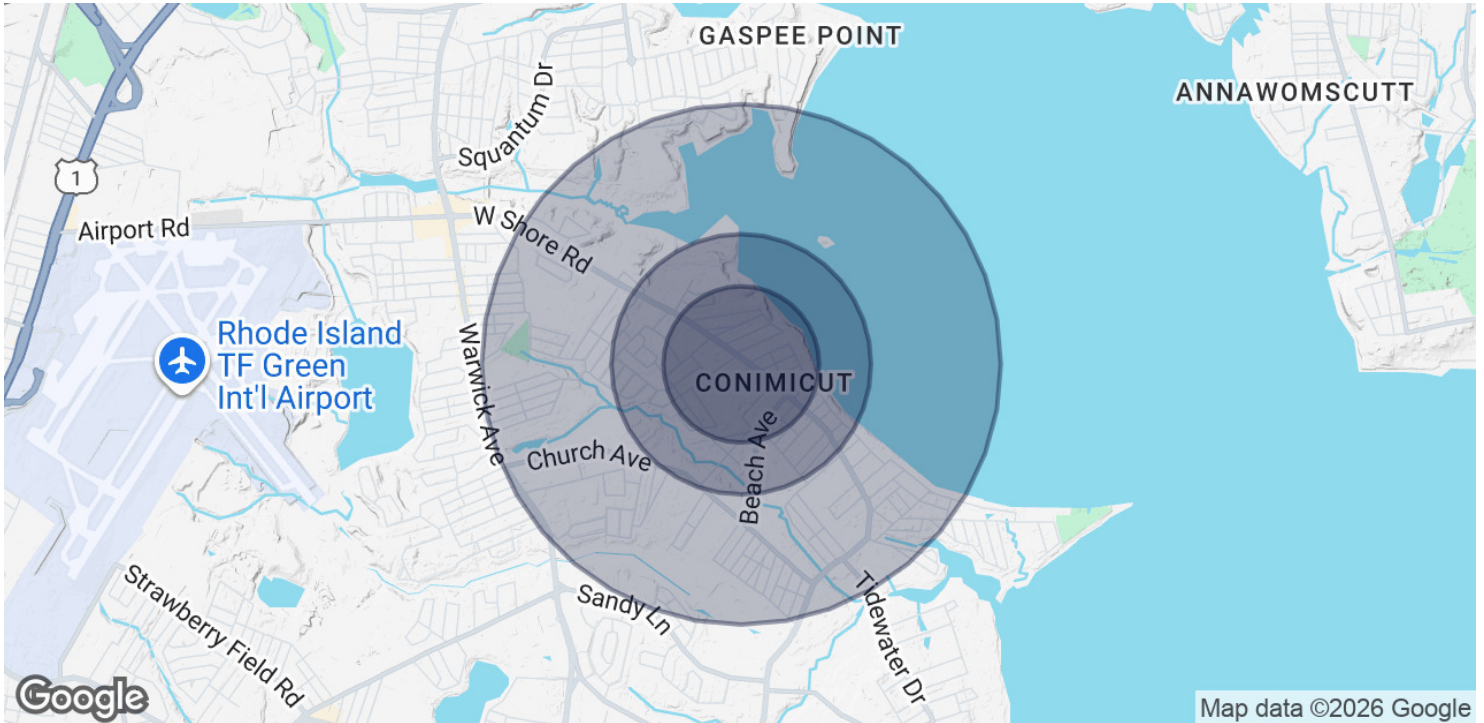
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|-------|-------|
| Total Population | 1,061 | 2,909 | 9,148 |
| Average Age | 42 | 43 | 44 |
| Average Age (Male) | 41 | 41 | 42 |
| Average Age (Female) | 43 | 44 | 45 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 449 | 1,231 | 3,822 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$80,024 | \$87,909 | \$97,411 |
| Average House Value | \$346,742 | \$356,225 | \$348,597 |

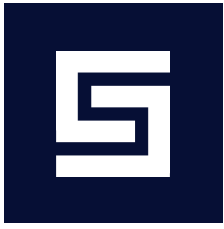
Demographics data derived from AlphaMap

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